

FD 5/8" REBAR
VISITED 5/24

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

C 1/4 COR
SET ALUM CAP
LS 36815

FENCE 16.7' E
OF PROP CORNER

BASIS OF BEARINGS = BK 29 OF SURVEYS, PGS 116-117

1
47.23 AC

S 07°13'52" W
74.15'

ADJUSTED
BOUNDARY

S 12°20'09" W
28.18'

FD ENC MON
VISITED 5/24

SHEET 1 OF 2

FENCE 70' W OF
PROP CORNER

BARN

BARN

SET 6.0'
OFFSET E
ON LINE

SET 5.0'
OFFSETS E & W
ON LINE

2
7.35 AC

C/L CLERF ROAD
(60' CO. R/W - PAVED)

BK 29 OF SURVEYS, PGS 116-117

C/L S. CARIBOU ROAD
(60' CO. R/W - PAVED)
BASED ON BK 29 OF
SURVEYS, PGS 116-117 &
THE PHYSICAL LOCATION

LINE TABLE		
L1	S 19°00'34" W	84.61'
L2	S 03°58'27" W	189.56'
L3	S 20°14'36" W	36.00'
L4	S 80°57'20" W	93.28'
L5	S 46°48'48" W	49.86'
L6	S 29°14'49" E	46.27'
L7	S 02°16'07" E	42.87'
L8	S 20°04'23" W	87.08'
L9	S 08°18'20" W	66.31'

C 1/4 COR
CALC. PER BK
29 OF SURVEYS
PGS 116-117

S 00°08'51" E
2784.70'

R 20 E
R 19 E

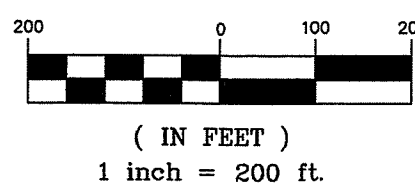
FD ENC MON
VISITED 5/24



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP LS 18078
EXCEPT AS NOTED
- FENCE

GRAPHIC SCALE



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2024, at _____ M., in Book 46 of Surveys at
page(s) _____ at the request of Cruse & Associates.

BRYAN ELLIOTT BY:
KITITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with
the requirements of the Survey Recording Act
at the request of BILL HANSON
in MARCH of 2024.

PRELIMINARY
ONLY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

HANSON PROPERTY

	X	
	X	

PART OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS _ IRRIGABLE ACRES; PARCEL 2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. THE PURPOSE OF THIS SURVEY IS TO DELINEATE NEW PROPERTY BOUNDARIES AND PROVIDE DESCRIPTIONS FOR KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT APPLICATION BL-24-00003.
9. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 29 OF SURVEYS, PAGES 116-117.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS

TRACT 1

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CARIBOU COUNTY ROAD;
EXCEPT THE RIGHT OF WAY OF H. CLERF COUNTY ROAD ALONG THE SOUTH BOUNDARY THEREOF;
EXCEPT A STRIP OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 154.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; AND RUNNING THENCE SOUTH 46°04' WEST, 1,875.0 FEET; THENCE SOUTH ON SUBDIVISION LINE, 17.7 FEET; THENCE NORTH 46°04' EAST, 1,875.0 FEET; THENCE NORTH ON SUBDIVISION LINE 17.7 FEET TO THE POINT OF BEGINNING;
AND EXCEPT PARCELS 1 AND 2 OF THAT CERTAIN SURVEY RECORDED NOVEMBER 4, 2003 IN BOOK 29 OF SURVEYS, PAGES 116 AND 117, UNDER AUDITOR'S FILE NO. 200311040015, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CARIBOU COUNTY ROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 154.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; AND RUNNING THENCE SOUTH 46°04' WEST, 1,875.0 FEET; THENCE SOUTH ON SUBDIVISION LINE, 17.7 FEET; THENCE NORTH 46°04' EAST, 1,875.0 FEET; THENCE NORTH ON SUBDIVISION LINE 17.7 FEET TO THE POINT OF BEGINNING;
AND EXCEPT PARCELS 1 AND 2 OF THAT CERTAIN SURVEY RECORDED NOVEMBER 4, 2003 IN BOOK 29 OF SURVEYS, PAGES 116 AND 117, UNDER AUDITOR'S FILE NO. 200311040015, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

REVISED PARCEL DESCRIPTIONS

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED MAY __, 2024, IN BOOK 46 OF SURVEYS AT PAGES ____, UNDER AUDITOR'S FILE NO. 202405_____, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED MAY __, 2024, IN BOOK 46 OF SURVEYS AT PAGES ____, UNDER AUDITOR'S FILE NO. 202405_____, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

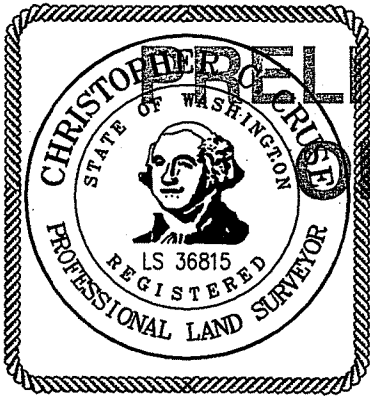
AUDITOR'S CERTIFICATE

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2024, at _____ M., in Book 46 of Surveys at _____

_____ at the request of Cruse & Associates.

BRYAN ELLIOTT BY: _____
KITTITAS COUNTY AUDITOR



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